

गणेश बाळासाहेब नवले
(बी.ए.एल.बी.,जी.डी.सी.-ए अॅडव्होकेट)
ऑफिस पत्ता :- फ्लॅट नं. ३, पहिला मजला,
नोबेल अॅनेक्स बिल्डींग, मगरपट्टा चौक,
हडपसर, पुणे ४११०१३
मो.नं. ९९२१०२४११०

FORMAT-A
(Circular No. :- 28/2021)

To,
Maha Rera
Pune.

LEGAL TITLE REPORT

Sub:- Title clearance certificate with respect to **S. No. 29 Hissa No. 2/B** situated at **Mundhwa, Keshavnagar, Tal- Haveli, Dist - Pune.** (Hereinafter referred as the said plot).

2) I have investigated the title of the said plot on the request of **Balaji Associates**, Register Partnership Firm , its register add- S.No. 25/2B, Flat No. 307, Legacy building, Opp. the United Engineering works, Lonkar Wasti Chowk, Keshavnagar, Mundhwa, Pune 411036. 1) **MR. RAMCHANDRA SONBA JADHAV** 2) **MR. JANARDAN KHANDERAO NEWASE** and following documents i.e. :-

1) **Description of Property** -All that piece and parcel of the Land Property area 17500 Sq.ft. out of area admeasuring 00 H 23.15 Aar, Assessed at Rs. 01.01 out of area admeasuring 00 H 60 Aar its Assessed at Rs. 02.63 situated at village Mundhwa, Tal. - Pune City, Dist. Pune. within local limits of Pune Municipal Corporation - Pune and also within the limits of Sub Registrar Haveli No. 1 to 28, Pune & bounded as under-



On or towards the East :- 15 feet Road
On or towards the South :- Property of Classic Terrace Society
out of P.A.Inamdar Plot.
On or towards the West :- Property of Florida Minis
On or towards the North :- Property of Rekha Mohan Mane

2) The documents of allotment of Plot:-

- a) Copy of Development Agreement which is registered at Sub- Register Haveli No. 09 at Serial No. 413/2020 on dated 20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- b) Copy of Power of Attorney which is registered at Sub- Register Haveli No. 09 at Serial No. 414/2020 on dated 20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- c) Copy of Development Agreement which is registered at Sub- Register Haveli No. 09 at Serial No. 416/2020 on dated 20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- d) Copy of Power of Attorney which is registered at Sub- Register Haveli No. 09 at Serial No. 417/2020 on dated 20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- e) Copy of Development Agreement which is registered at Sub- Register Haveli No. 09 at Serial No. 419/2020 on dated 20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- f) Copy of Power of Attorney which is registered at Sub- Register Haveli No. 09 at Serial No. 420/2020 on dated



20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).

- g) Copy of Development Agreement which is registered at Sub- Register Haveli No. 09 at Serial No. 422/2020 on dated 20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- h) Copy of Power of Attorney which is registered at Sub- Register Haveli No. 09 at Serial No. 423/2020 on dated 20/01/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- i) Copy of Development Agreement which is registered at Sub- Register Haveli No. 06 at Serial No. 2406/2020 on dated 17/03/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- j) Copy of Power of Attorney which is registered at Sub- Register Haveli No. 06 at Serial No. 2407/2020 on dated 17/03/2020 between Balaji Associates and Sindhu Janardan Kodre (Xerox).
- k) Mutation Entry No. 3623,4352, 4289, 11859, 8825, 10895, 5479, 8448, 9025, 9024, 8956, 11798, 9629, 9513. (Xerox).
- l) 7/12 Extract (Xerox).
- m) Commencement Certificate Bearing Registration No. CC/1847/20 issued by Pune Municipal Corporation.
- n) **Search report for 30 years from 1991 to 2021.** (Xerox Copy)

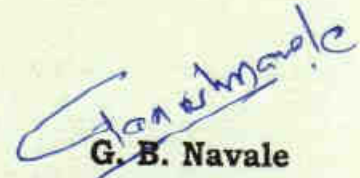


On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Balaji Associates, Register Partnership Firm , its register add- S.No. 25/2B, Flat No. 307, Legacy building, Opp. the United Engineering works, Lonkar Wasti Chowk, Keshavnagar, Mundhwa, Pune 411036. 1) **MR. RAMCHANDRA SONBA JADHAV** 2) **MR. JANARDAN KHANDERAO NEWASE** is clear, marketable and without any encumbrances.

The report reflecting the flow of the title of the Balaji Associates, Register Partnership Firm , its register add- S.No. 25/2B, Flat No. 307, Legacy building, Opp. the United Engineering works, Lonkar Wasti Chowk, Keshavnagar, Mundhwa, Pune 411036. 1) **MR. RAMCHANDRA SONBA JADHAV** 2) **MR. JANARDAN KHANDERAO NEWASE** on the said land is enclosed herewith as annexure.

Encl :- Annexure

Date : 13/04/2021


G. B. Navale

Advocate

GANESH B. NAVALE

Advocate

B.A. LL.B., G.D.C. & A
Mob.No.:9921024110

Annexure:-

- a. That thereafter the said Dhondiba Maruti Kodre expired on 29/06/1979 and he was survived by her legal heirs Sons i.e. Dnyanoba Dhondiba Kodre and Janardan Dhondiba Kodre and Married Daughter- Sulabai Madhav Jadhav, Lilabai Gajanan Salunke, Taramati Yeknath Pingle, Shalan Govind Jagtap and Wife Sonubai Dhondiba Kodre as his legal only heirs. Accordingly that names of said legal heirs got recorded on the revenue record of the said land vide mutation entry no. 3623.
- b. That thereafter partition of the said land took place before the Tahsildar Pune city between Kodre family as per section 85 of Maharashtra Land Revenue Code 1966. As per the said



partition an area admeasuring 00 H 60 Aare came to the share of Mr. Janardan Dhondiba Kodre. Accordingly that names of said Janardan Dhondiba Kodre got recorded on the revenue record of the said land bearing S.No. 29/2/2 vide mutation entry no. 4289.

- c. That the said property bearing Survey No. 29, Hissa No: 2/2 totally admeasuring 00 H 60 R owned by Mr. Janardan Dhondiba Kodre and accordingly his name was mutated on the 7/12 extract of the said property.
- d. That thereafter the said Janardan Dhondiba Kodre expired on 21/07/1997 and he was survived by her legal heirs wife Sindhu Janardan Kodre as his legal only heirs. Accordingly that names of said legal heirs got recorded on the revenue record of the said land vide mutation entry no. 11859.
- e. That thereafter vide Development Agreement and Power of Attorney dated 20/01/2020 duly registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 413/2020 and 414/2020 respectively , the said Sindhu Janardan Kodre have assigned the development rights of land admeasuring 4000 Sq.ft out of S. No. 29/2/B, in favor of Balaji Associates and appointed partners of Balaji Associates as their constituted attorney to do all acts as stated therein.
- f. That thereafter vide Development Agreement and Power of Attorney dated 20/01/2020 duly registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 416/2020 and 417/2020 respectively , the said Sindhu Janardan Kodre have assigned the development rights of land admeasuring 4000 Sq.ft out of S. No. 29/2/B, in favor of Balaji Associates and appointed partners of Balaji Associates as their constituted attorney to do all acts as stated therein.
- g. That thereafter vide Development Agreement and Power of Attorney dated 20/01/2020 duly registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 419/2020 and 420/2020 respectively , the said Sindhu Janardan Kodre have assigned the development rights of land admeasuring 4000 Sq.ft out of S. No. 29/2/B, in favor of Balaji Associates and appointed partners of Balaji Associates as their constituted attorney to do all acts as stated therein.
- h. That thereafter vide Development Agreement and Power of Attorney dated 20/01/2020 duly registered in the office of Sub Registrar Haveli No. 9 at Sr. No. 422/2020 and 423/2020



respectively , the said Sindhu Janardan Kodre have assigned the development rights of land admeasuring 4000 Sq.ft out of S. No. 29/2/B, in favor of Balaji Associates and appointed partners of Balaji Associates as their constituted attorney to do all acts as stated therein.

- i. That thereafter vide Development Agreement and Power of Attorney dated 17/03/2020 duly registered in the office of Sub Registrar Haveli No. 6 at Sr. No. 2406/2020 and 2407/2020 respectively , the said Sindhu Janardan Kodre have assigned the development rights of land admeasuring 1500 Sq.ft out of S. No. 29/2/B, in favor of Balaji Associates and appointed partners of Balaji Associates as their constituted attorney to do all acts as stated therein.
- j. That thereafter the builder i.e Balaji Associates has applied to Pune Municipal Corporation for grant of permission for construction over the said property and accordingly Pune Municipal corporation has granted permission for construction over the said property vide its commencement certificate bearing no: CC/1847/2020 dated 23/02/2021.
- k. That thereafter the said builder Balaji Associates has started construction over the said property in the name and style "**Sai Balaji Apartment**".



